



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Konietzny v Currie, 2024 ONLTB 70111

Date: 2024-09-25

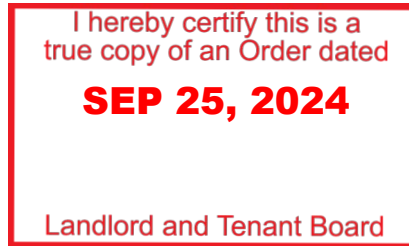
File Number: LTB-L-015735-24-RV

In the matter of: 3, 2 WALLACE TERR
SAULT STE. MARIE ON P6C1J8

Between: Kurt Wayne Konietzny
Northstar Property Management

And

Alex Currie



Landlord

Tenant

Review Order

Kurt Wayne Konietzny and Northstar Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Alex Currie (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 20, 2024 and resolved by order LTB-L-015735-24 issued on July 3, 2024. Only the Landlord's representative, Kristin Markoff, the Landlord's agent, Kurt Wayne Konietzny, and the Landlord's support person, Luke Kumar, attended the hearing.

On July 15, 2024, the Tenant requested a review of the order and that the order be stayed until the Tenant's request to review the order is resolved. The Tenant alleged that the Tenant was not reasonably able to participate in the proceedings. On July 15, 2024, interim order LTB-L-015735-24-RV-IN was issued, staying the order issued on July 3, 2024.

The request was heard in by videoconference on September 10, 2024.

The Landlord Kurt Wayne Konietzny, the Landlord's Legal Representative Kristin Markoff, the Landlord's support person Luke Kumar and the Tenant attended the hearing.

Determinations:

1. At the hearing, the Landlord consented to the Tenant's request to review order LTB-L-015735-24 issued on July 3, 2024.
2. The parties further agreed to cancel order LTB-L-015735-24 issued on July 3, 2024 and replace it with the order below. As such, the Tenant's request to review will be granted.

3. The parties before the LTB consented to the following order with respect to the Landlord's L1 Application. I am satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The Landlord waives the \$186.00 cost of filing the Landlord's L1 application.
2. The lawful monthly rent is \$845.62.

It is ordered on consent that:

1. The Tenant's request for a review of order LTB-L-015735-24 issued on July 3, 2024 is granted.
2. Order LTB-L-015735-24 issued on July 3, 2024 is cancelled and is replaced by the following:
 1. The Tenant shall pay to the Landlord \$5,628.10 for arrears of rent up to September 30, 2024.
 2. The Tenant shall pay to the Landlord the amount of \$5,628.10 in accordance with the following schedule:
 - The Tenant shall pay to the Landlord the amount of \$3,000.00 on or before September 13, 2024; and
 - The Tenant shall pay to the Landlord the amount of \$2,628.10 on or before October 18, 2024.
 3. The Tenant shall also pay to the Landlord new rent on time and in full on or before October 1, 2024.
 4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after September 30, 2024.

September 25, 2024
Date Issued



Tiffany Ticky
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.